



Community Relations Plan for Hookston Station

Pleasant Hill, California



Prepared by: SmeethCO and ERM for Union Pacific Railroad and Mr. Daniel Helix.

Community Relations Plan for Hookston Station

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Community Relations Plan for Hookston Station

Overview of Community Relations Plan

SmeethCO has prepared this Community Relations Plan (CRP) to involve the public in Union Pacific Railroad's (UPRR's) and Mr. Daniel Helix's environmental investigation and cleanup activities at the former Hookston Station (Site) in Pleasant Hill, California. UPRR and Mr. Helix (Project Leads) are investigating the extent of trichloroethene (TCE) in the soil, soil vapor and ground water and its risks to human health and the environment.

Project Leads are conducting these activities under direct oversight of the California Regional Water Quality Control Board (Regional Board).

Site Description and Background

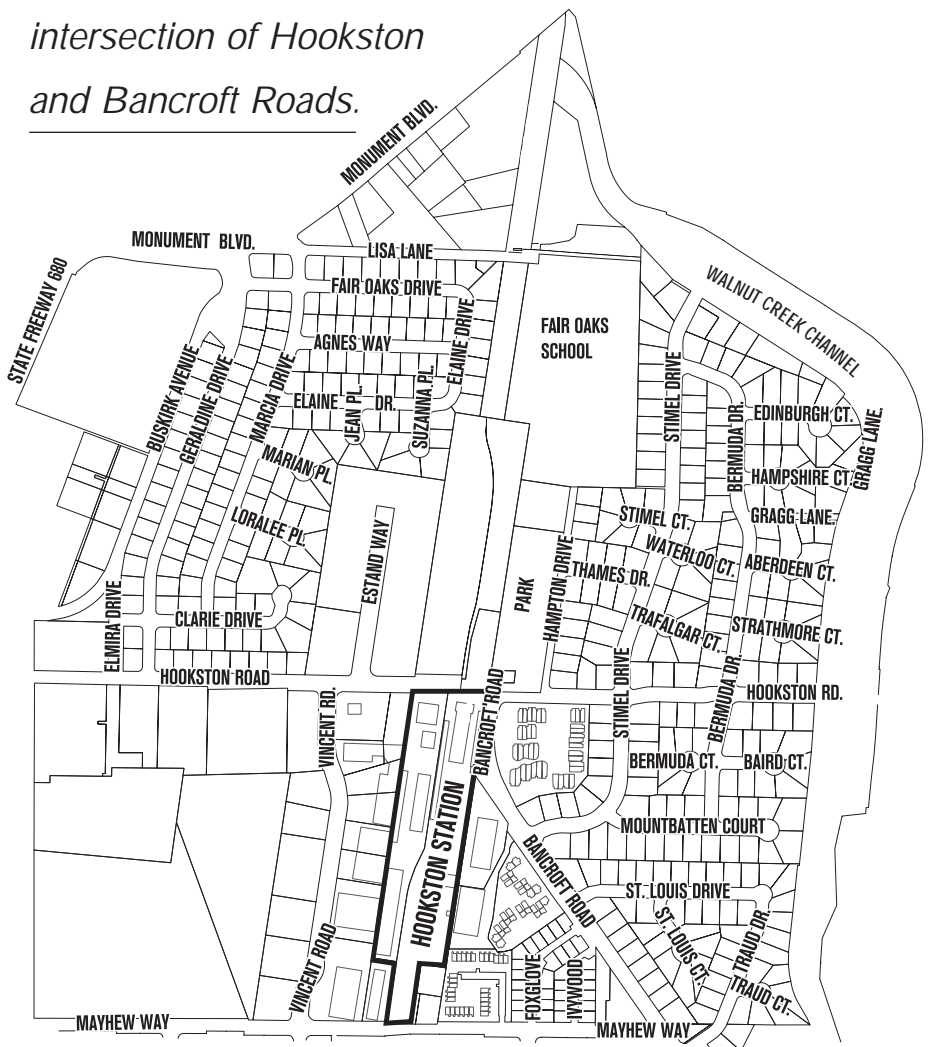
Hookston Station is located at the intersection of Hookston and Bancroft Roads in Pleasant Hill, California. The Site is currently a mix of commercial and light industrial businesses.

Southern Pacific Transportation Company (SPTCo) originally owned and operated Hookston Station from 1891 to September 1983 as a part of the San Ramon Branch line, which ran from San Ramon to Avon. This station was used to load fruit and lumber and was an integral part of Pleasant Hill's growth.

Between 1965 and 1983, the site was developed into a mixed use light industrial business complex. During this time, ET Mag Wheels, a defunct alloy wheel manufacturer, used a chlorinated solvent called trichloroethene (TCE) at the site. Chlorinated solvents such

Figure 1.

The site is located at the intersection of Hookston and Bancroft Roads.



as TCE are often used as degreasers.

The property was transferred from SPTCo to Mr. and Mrs. Daniel Helix in 1983, and the eastern portion of the site was subsequently purchased by the Contra Costa County Redevelopment Agency (CCCRA) in 1989. Union Pacific Railroad became responsible for SPTCo's environmental liabilities for the site following the merger with SPTCo in 1997.

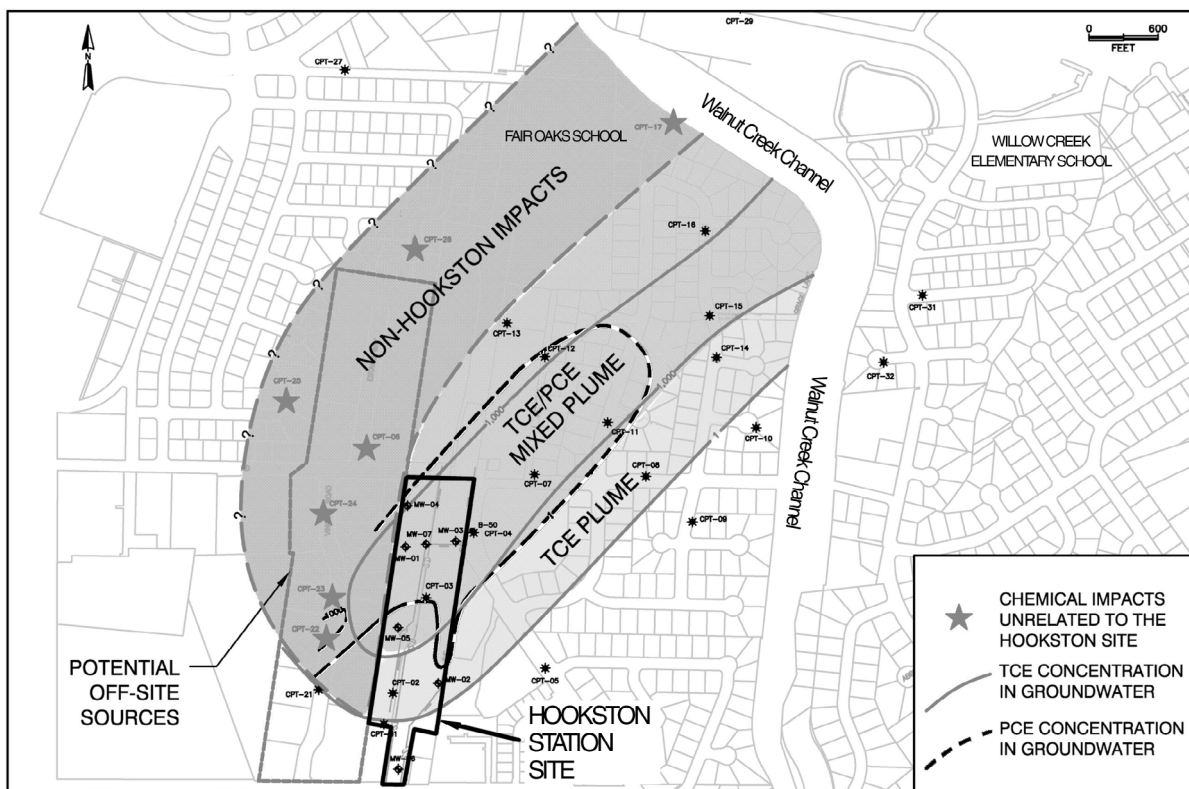
Since 2000, Project Leads have been working with the Regional Board to investigate contaminated ground water at Hookston Station and off-site areas.

This contaminated ground water, also known as a plume, has since moved slowly away from the site toward the north and northeast. Studies found volatile organic compounds (VOCs) in shallow ground water at concentrations above the state and federal drinking water standards. Ground water in this neighborhood is not used for drinking water, which is obtained from public water utilities.

Surface water samples from the Walnut Creek Channel indicated low concentrations of organic chemicals at levels below the National Ambient Water Quality Criteria and the California Inland Surface Waters Criteria. The specific sources of these chemicals are unknown.

Figure 2.

The Board is currently investigating several plumes from different sources in this area.



The Regional Board is currently investigating several other off-site ground water plumes west of the Hookston Station property. One investigation is focused on the local fuel terminal immediately west of the Hookston Station site, where gasoline constituents have been released. A new investigation is currently underway on Vincent Road, west of the Hookston Station site. This investigation indicates the presence of PCE and suggests that it may be migrating beneath Hookston Station and areas to the north and northeast of the Station. This plume is believed to come from a source or sources unrelated to the Station, and the Regional Board will require the responsible parties to conduct cleanup investigations.

Hookston Station Project Leads brought these findings to the Regional Board in the year 2000, and on April 16, 2003 the project came under Regional Board Order Number R2-2003-0035 (Order). The Order spells out the investigation and cleanup activities to be performed at the site, including performing further studies to determine the extent of the plume, evaluating and as needed implementing interim cleanup options, performing a new risk assessment and identifying private supply wells in the

area. The Order also requires assessing and recommending final cleanup actions and standards.

Community Background

Pleasant Hill was incorporated in 1961 and is currently presided over by Mayor Suzanne Angeli, whose term runs through November 2004. The city has a total population of 32,957 people, the majority of whom are between the ages of 30 and 54. The average household income in Pleasant Hill is \$63,789, with 28% having some college education, and 21% holding an executive or managerial level position. The Democratic County Supervisor for this district was re-elected by an 80 percent majority in 2002.

The average home in Pleasant Hill is 31 years old and sells for \$446,845. With easy access to two Bay Area Rapid Transit (BART) stations and Highways 680 and 24, ninety- to ninety-four percent of Pleasant Hill's workforce commutes to work.

Within two miles of the Hookston Station site is Crescent Plaza, a newly constructed town square consisting of successful mid- to higher-end restaurants, shops and a 14-screen movie theater.

This neighborhood is well-informed, possesses technical expertise among themselves, and wants to be involved in the investigation.

Historical Community Involvement

The Colony Park subdivision is located within a mile of the Site and is the neighborhood potentially most closely affected by this investigation. This is a close-knit community with a low home turnover rate. The typical homeowner has lived in this neighborhood for 20 to 30 years. The Colony Park Neighbors Association is a local advocacy group with a history of community involvement.

Perceptions of the Site

Colony Park and other neighbors were notified of the investigation by the Project Leads in late 2002. Two public meetings have since been held on the project: One in November 2002 and one in March 2003. More than 100 residents attended both meetings. Neighborhood representatives also attended the Regional Board meeting for the issuance of the order. Based on these attendance rates, the Regional Board has determined that public interest in the project is very high. This neighborhood is well-informed, possesses technical expertise among themselves, and wants to be involved in the investigation. In fact, the neighbors requested this Community Relations Plan.

Community Concerns

Questions and concerns raised during the meetings focused on

health, economic and communication issues. Residents have expressed interest in assuring that (1) Potential contaminants and sources at the Station and the extent of the plume have been identified, (2) An updated risk assessment is performed, (3) Appropriate interim and final remedial options are evaluated and implemented promptly and (4) A community relations plan is developed.

CRP Objectives

Project Leads and the Regional Board are committed to involving the public in the environmental investigation and cleanup at the site. This CRP documents the Project Leads' and the Regional Board's plans to address specific community concerns, as well as any other concerns that may come about as the investigation progresses. Technical studies and results as required by the Order will address these concerns.

Community Relations Activities

The following section details the specific community relations techniques and the timing of these activities designed to respond to the issue of communications with the neighbors. As the investigation progresses, we may add or subtract activities based on community feedback or Regional Board direction.

This CRP documents the Project Leads' and the Regional Board's plans to address specific community concerns.

Fact Sheets

Fact sheets will be sent to the mailing list recipients at designated project milestones. One fact sheet was published in February 2003. We will issue a second fact sheet in June 2003 to announce the Regional Board's issuance of the Order and explain this document. This fact sheet will also state the availability of this CRP and other documents and confirm the location of the local Information Repository.

Four additional fact sheets will follow at the following milestones:

- Adoption of the Interim Remedial Action Work Plan
- Risk Assessment
- Remedial Investigation
- Feasibility Study

Mailing List

The Regional Board and Project Leads possess several lists of stakeholder addresses. A combination of these into one list appears in Appendix B. Updates of this list will occur on a continual basis so that it can be used to distribute public information such as fact sheets and public meeting notices. On the list are attendees from previous public meetings. To be added to the mailing list for this project, please fill out the form in Appendix C or contact Kendal Smeeth at (925) 631-6700.

Information Repository

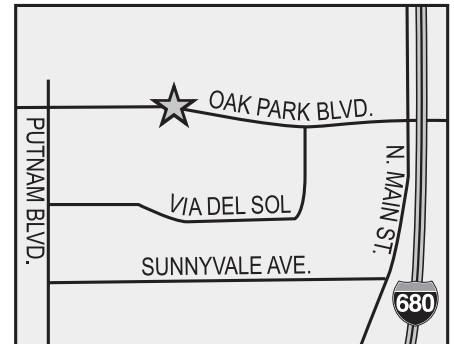
An Information Repository exists at the Pleasant Hill Library. This provides convenient access to all of the public information related to this project, including general information about the site, site activity reports, fact sheets and other significant documents generated during the life of the investigation.

Neighborhood/Public Meetings

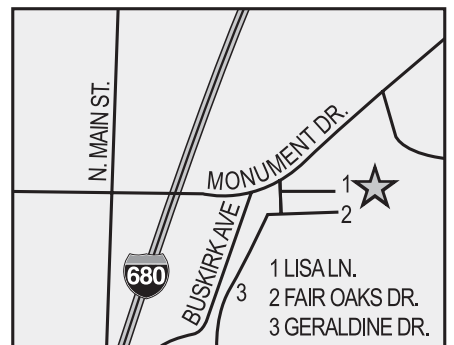
Residents have attended two recent meetings in high numbers. UPRR and the Regional Board recognize this high level of interest and are committed to continued meetings with site neighbors. Accordingly, they plan to continue to hold meetings in the neighborhood, timing these to occur at technical milestones, or at 4- to 6-month intervals at least. Meetings can continue to take place in the evenings at the Fair Oaks School, located nearby. This location has proven to be convenient for the neighbors of the site.

Most meetings will be informal to allow for both presentations to update the public and face-to-face interaction. There will be one formal public meeting to kick off the public comment period at the end of the Feasibility Study. Neighborhood meetings will occur on the following schedule:

Central/Pleasant Hill Library
1750 Oak Park Boulevard
Phone: (925) 646-6434
Hours Mon. Tue. & Thu. 12-8
Wed. Fri. & Sat. 10-6



Fair Oaks Elementary School
2400 Lisa Lane
Pleasant Hill, CA 94523



September 2003

- Source Area Investigation
- Community Relations Plan
- Risk Assessment Workplan
- Remedial Investigation Workplan
- Results of Source Area Investigation

March–April 2004

- Interim Remedial Action completion

September 2004

- Feasibility Study Results and Proposed Cleanup Standard

January 2005

- Additional updates if needed

Periodic Updates

We have the e-mail addresses of local leaders in the Colony Park Neighborhood Association and the Fair Oaks Homeowners Association, and will continue to communicate with them electronically. This allows us to e-mail project updates, technical documents and neighborhood meeting announcements in between fact sheets.

Project Who's Who

All project leaders are extremely interested in this project and are committed to maintaining relations with the community.

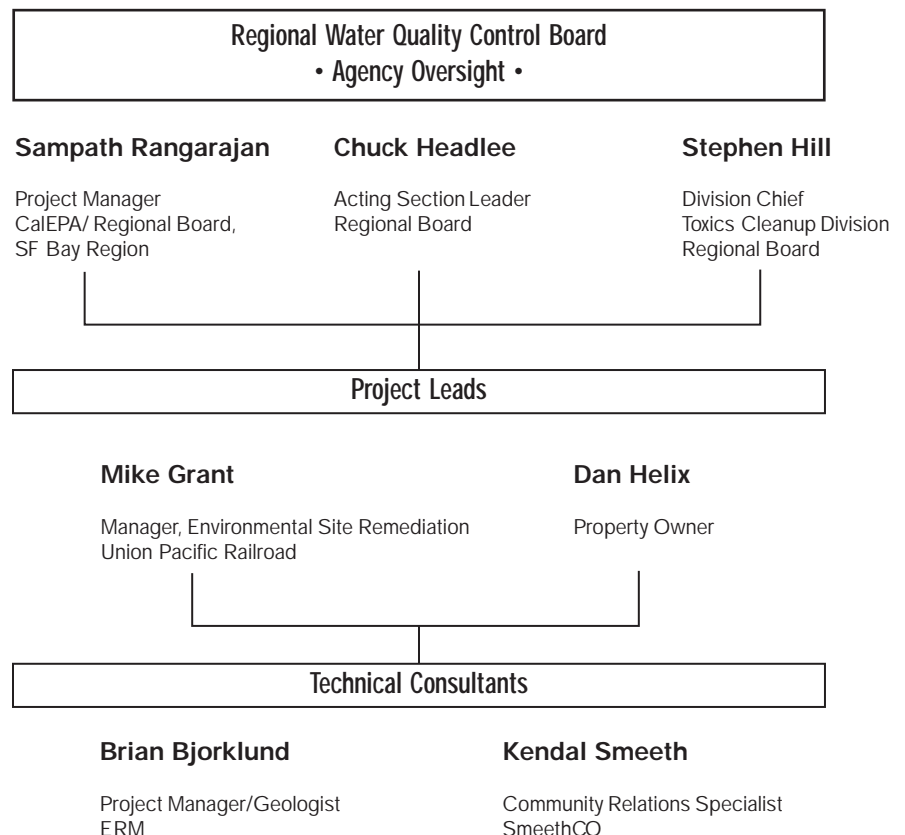
Mike Grant (UPRR) and Brian Bjorklund (ERM) have been spokespersons at neighborhood meetings and will continue to be, since they are the technical leads. Kendal Smeeth was hired to conduct community relations for this project. Residents and other stakeholders may call her with their concerns, and she will work with project leaders to respond with appropriate information and action.

Contact information

Please note: Complete contact information can be found in Appendix A.

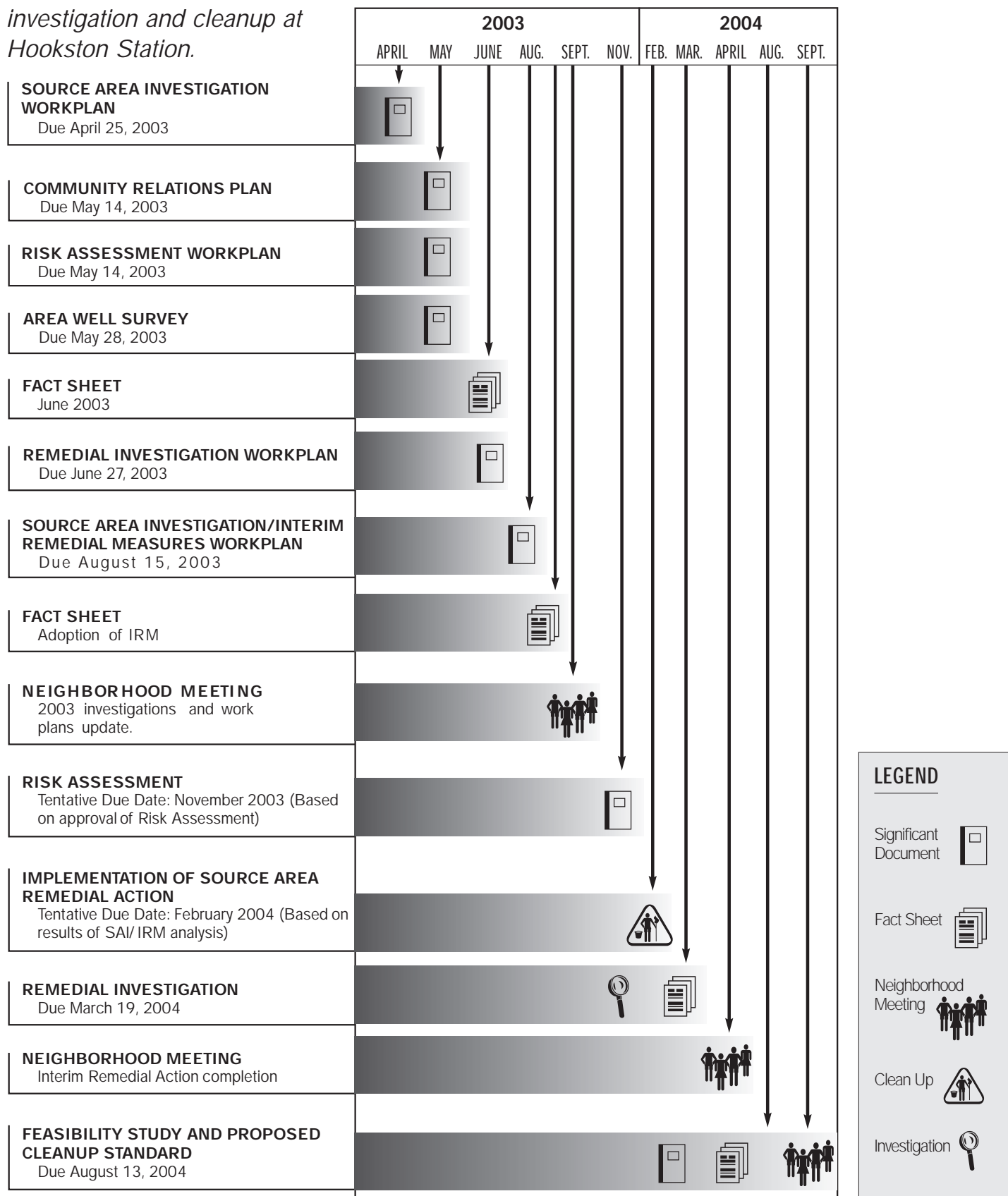
Figure 3.

The project leads are conducting the Hookston Station project under Regional Board oversight.



Technical Milestones and Community Relations Timing

Figure 4. Anticipated milestones for the environmental investigation and cleanup at Hookston Station.



Appendix A : Project Information Contacts

Regional Water Quality Control Board



Sampath Rangarajan

Project Manager
Water Resources Control Engineer
Regional Board

Tel: 510/622-2381
Main: 510/622-2300
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sr@rb2.swrcb.ca.gov

1515 Clay St. Suite 1400
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Chuck Headlee

Acting Section Leader
Regional Board

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Fax: 510/622-2460
cth@rb2.swrcb.ca.gov

1515 Clay St. Suite 1400
Oakland, CA 94612

Stephen Hill

Division Chief, Toxics Cleanup Division
Regional Board

Tel: 510/622-2361
Main: 510/622-2300
Fax: 510/622-2460

1515 Clay St. Suite 1400
Oakland, CA 94612

Project Contacts

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Manager, Environmental Site Remediation
Union Pacific Railroad Company

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Dan Helix

Property Owner

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Consultants

Brian Bjorklund

Project Manager, ERM

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Direct: 925/279-3226
Fax: 925/946-9968
brian.bjorklund@erm.com

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Walnut Creek, California 94596

Kendal Smeeth

Community Relations Specialist
SmeethCO

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Cell: 925/899-1217
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Community Contacts

Don Mount

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Dan Wanket

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Fred Flint

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flint-fisher@msn.com

Mary Burr

1250 Mountbatten Dr.
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maryburr55@msn.com

John Rueff

1024 Bermuda Drive
Concord, CA 94518

Ron Block

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Pleasant Hill, CA 94523
rblock@blockenvirom.com

John Templeton

Transportation Manager
City of Concord
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Concord, CA 94520
johnt@ci.concord.ca.us

Steve Campbell

Assistant M&O Supervisor
Mt. Diablo Unified School
District
1936 Carlotta Drive
Concord, CA 94519
campbells@mdusd.k12.ca.us

Barbara Cook

Chief – Site Mitigation Unit
Department of Toxic
Substances Control
700 Heinz Ave
Building F, Suite 200
Berkeley, CA 94710

Todd Teachout

Development Engineer
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523
tteachout@ci.pleasant-hill.ca.us

Concord Residents

1309 – 1330 ABERDEEN CT

1310 – 1340 BAIRD CT

924 – 1218 BANCROFT RD

1000 – 1042 BERMUDA DR

1260 – 1281 BERMUDA CT

984 – 992 BERMUDA DR

1310 – 1351 EDINBURGH CT

1305 – 1313 GRAGG LN

1310 – 1330 HAMPSHIRE CT

1000 – 1020 HAMPTON DR

1220 – 1331 HOOKSTON RD

1250 – 1331 MOUNTBATTEN CT

1201 – 1289 ST LOUIS DR

920 – 933 ST LOUIS CT

1000 – 1043 STIMEL DR

1210 – 1221 STIMEL CT

950– 991 STIMEL DR

1310– 1330 STRATHMORE CT

1200– 1221 THAMES DR

1260– 1271 TRAFALGAR CT

1215– 1298 TRAUD DR

1320– 1351 TRAUD CT

1260– 1270 WATERLOO CT

Appendix B : Mailing List (cont.)

Pleasant Hill Residents

150 – 187 AGNES WY

121 – 186 CLARIE DR

150 – 242 ELAINE DR

132 – 197 FAIR OAKS DR

2355 – 2473 GERALDINE DR

139 – 175 HOOKSTON RD

162 – 174 JEAN PL

150 – 174 LORALEE PL

2349 – 2461 MARCIA DR

150 – 191 MARIAN PL

187 MAYHEW RD

2400 STIMEL DR

186 – 199 SUZANNE PL

3301 – 3440 VINCENT RD

Walnut Creek Residents

951 – 999 BANCROFT RD

91 – 180 FOXGLOVE LN

225 #1 – 225 #29 MAYHEW WY

201 – 242 IVYWOOD DR

401 – 411 MAYHEW WY

Non-Resident Property Owners

In addition to parcel addresses shown here, distribution of fact sheets or meeting notices includes over 75 non-resident property owners identified through the Contra Costa County Assessor.

Mailing List Questions?

To confirm that you are included on the mailing list, please call Kendal Smeeth at (925) 631-6700 or mail in the form provided in Appendix C.

Appendix C : Mailing List Form

Join the mailing list for information mailed directly to you.

Please fill out the form below, cut it out, place it in an envelope and mail to:

SmeethCO

1100 Moraga Way
Suite 108
Moraga, CA 94556

Please add me to the mailing list.

YES! I want to receive the latest information available on the Hookston Station site in Pleasant Hill, California

YOUR NAME

ADDRESS

CITY

STATE

ZIP CODE

()

PHONE NUMBER

Appendix D : Hookston Station Glossary

Aquifer—An underground geological formation, or group of formations, containing usable amounts of ground water that can supply wells and springs.

Cis-1,2-Dichloroethene (Cis-1,2-DCE)—A breakdown product of trichloroethene (TCE) and tetrachloroethene (PCE) that is used as a general solvent for organic materials, perfumes and lacquers.

Community Relations Plan (CRP)—A document that spells out how an agency plans to involve the community in an environmental investigation. The Hookston Station CRP was issued in May 2003.

Concentration—The relative content of a component in an environmental medium like ground water, soils or air. Often expressed in ppb (parts per billion) or ppm (parts per million).

Contra Costa County Redevelopment Agency (CCCRA)—CCCRA purchased the eastern portion of the Hookston Station property in 1989.

Cone penetrometer testing (CPT)—A direct push system used to measure lithology based on soil penetration resistance. Sensors in the tip of a cone at the end of a rod measure resistance and side-wall friction, transmitting electrical signals to digital processing equipment on the ground surface.

Feasibility Study (FS)—An evaluation of possible cleanup methods.

Flux Chamber Sampling—A test method used to detect volatile organic compounds (VOCs) in soil or liquid.

Ground Water—Water beneath the earth's surface that flows through soil and rock openings and aquifers.

Health Risk Assessment—An evaluation of available data on existing or potential risks to human health posed by an environmental investigation site.

Information Repository—A designated location that allows public access to all site-related documents approved by the Regional Board for public disclosure. The address for the Information Repository on this project is listed on page 5.

Medium—The substance or portion of the environment in which contaminants may be found, like soil or ground water.

Organic—Any substance that contains carbon. TCE and PCE are both organic compounds.

Parts per billion—Ground water is measured in micrograms per liter ($\mu\text{g/L}$), which can also be expressed as parts per billion (ppb) (e.g., one part compound to one billion parts of water). A number expressed in ppb is three orders of magnitude small-

Appendix D : Hookston Station Glossary (cont.)

er than a number expressed in ppm (so 50,000 ppb would be 50 ppm, or 5 ppb would be 0.005 ppm). About the equivalent of one drop of water in a full Olympic size swimming pool. To convert ppb to ppm, divide by 1,000.

Parts per million—Milligrams per liter (mg/L). One part compound to one million parts water. A number expressed in ppm is three orders of magnitude larger than a number expressed in ppb (so 50 ppm would be 50,000 ppb, or 0.005 ppm would be 5 ppb). About the equivalent of one drop of liquid in a filled tank of gas for a full size car. To convert from ppm to ppb, multiply by 1,000.

Plume—A body of ground water containing higher concentrations of a compound that is not naturally occurring.

Public Meeting—A meeting that allows an agency to hear the public's views and concerns on an action or proposal during an environmental investigation.

Receptor—An organism (like a person, animal, or plant) that may be affected by exposure to a chemical in the environment.

Regional Water Quality Control Board (Regional Board)—A branch of the State Water Resources Control Board, which is part of the California Environmental Protection Agency. The Regional Board's mission is to protect surface waters and ground waters of its region (in this

case the San Francisco Bay Region).

Remedial Investigation (RI)—The site characterization portion of an environmental study in which contamination and its nature and extent are examined in soil, ground water, surface water or soil gas.

Solvent—A chemical that can dissolve another substance. Solvents are used in industrial and manufacturing processes, including the manufacturing of paints and coatings, equipment cleanup, and surface degreasing in metal operations.

Southern Pacific Transportation Company (SPTCo)—The former owner of Hookston Station from 1891–1983. Union Pacific Railroad became responsible for SPTCo's environmental liabilities for the site following the merger with SPTCo in 1997.

Stakeholder—All members of the public and government organizations who have an interest in the process and outcomes of environmental investigations.

Tentative Order—A Regional Board order that specifies the initial site cleanup requirements for a specific site. The Regional Board finalized their tentative order for the Hookston Station and issued it as No. R2-2003-0035 on April 16, 2003.

Tetrachloroethene (PCE)—A solvent used in dry cleaning, degreasing and drying metals and other solids.

Trichloroethene (TCE)—An indus-

trial solvent used to remove grease from metal parts. It is also used as a solvent in common products like paint removers, adhesives and spot removers.

Union Pacific Rail Road (UPRR)—UPRR became responsible for SPTCo's environmental liabilities for the Hookston Station site following the merger with SPTCo in 1997.

Volatile organic compound (VOC)—An organic compound that evaporates easily at normal temperature and pressure.